

AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE entered into this 31st day of March 2006, by and between Washington Real Estate Investment Trust, 6110 Executive Boulevard, Rockville, MD 20852, (hereinafter designated as the "LANDLORD"), and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic and a political subdivision of the State of Maryland, (hereinafter designated as the ("COUNTY"); (LANDLORD and COUNTY, together, the "PARTIES").

WITNESSETH:

WHEREAS, The LANDLORD and COUNTY entered into a Lease Agreement dated June 6, 2001 for Suite 802 located at 51 Monroe Street, Rockville, MD 20850 containing approximately 1,952 square feet of space ("the Agreement"); and

WHEREAS, the PARTIES desire to amend that Agreement to permit one (1) five (5) year extension term from May 1, 2006 to April 30, 2011.

WHEREAS, a copy of the Lease is attached hereto and made a part hereof,
and

WHEREAS, the LANDLORD agrees to provide Tenant with an allowance of Nine Thousand Seven Hundred Sixty-Six and 00/100 Dollars (\$9,766.00) to be spent on improvements to the Premises.

NOW THEREFORE, the Parties desire to modify the terms of the lease as set forth herein.

1. TERM EXTENSION: The term of this Lease extension shall be five (5) years to commence on May 1, 2006 and terminating on April 30, 2011.
2. RENTAL ADJUSTMENTS: It is agreed between parties that the annual rent payable by the COUNTY is as set forth in the following schedule:

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
05/1/06 - 04/30/07	\$70,239.79	\$5,853.32
05/1/07 - 04/30/08	\$73,400.58	\$6116.72
05/1/08 - 04/30/09	\$76,703.61	\$6,391.97
05/1/09 - 04/30/10	\$80,155.27	\$6,679.61
05/01/10 - 04/30/11	\$83,762.26	\$6,980.88

3. REAL ESTATE TAXES: The Base Year is redefined as July 1, 2006 through June 30, 2007.

4. ADDRESS: The amendment shall reflect the change of address for the COUNTY in paragraph 3 of the lease agreement. The new address is: Montgomery County, Department of Public Works and Transportation, Office of Real Estate, 101 Monroe St., 10th floor, Rockville MD, 20850 with a copy not to constitute notice to Montgomery Count, Office of County Attorney, 101 Monroe St. 3rd floor, Rockville MD., 20850.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have caused this Lease Amendment to be properly executed.

WITNESS:

By: David A. DiNardo

David A. DiNardo
Managing Director - Leasing

LANDLORD:

Washington Real Estate Investment Trust

By: George F. McKenzie

~~Edmund B. Cronin, Jr.~~

Title: ~~President~~

George F. McKenzie
Executive Vice President

Date: _____

WITNESS:

By: Rebecca S. Demaruk

Date: 3-31-06

COUNTY:

MONTGOMERY COUNTY,
MARYLAND

By: Joseph F. Beach

Joseph F. Beach, Assistant
Chief Administrative Officer

Date: 3/31/06

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: Sileen D. Brennan

Associate County Attorney

Date: 3/17/2006

RECOMMENDED

By: Cynthia Brennan

Cynthia Brennan, Director
Office of Real Estate

Date: 3/15/06